

APPENDIX C.

Community Survey Instrument

APPENDIX C.

Community Survey Instrument

In January 2004, approximately 4,400 mail surveys were distributed to local government officials, community leaders, housing providers, economic development professionals, social service organizations, and others. The survey asked respondents a number of questions about housing and community development needs, including fair housing accessibility, in their communities. A total of 386 surveys were returned, for a response rate of about 9 percent.

Surveys were received from 86 of the 92 counties in Indiana. About 28 percent of the survey respondents represented local governments in the State, 9 percent were housing providers, 12 percent were social service providers, and the remaining respondents represented other types of organizations (e.g., advocacy, health care providers).

A copy of the survey follows.

2004 Indiana Consolidated Plan Update Survey

Please answer each question to the best of your ability. If a particular question does not apply to you, or if you do not have knowledge of the subject matter, skip the question. This survey should take you about 15 minutes to complete.

Respondent Information

Name/Organization (optional) _____ City, County _____

1. Which of the following service categories best describes you or your organization?

- | | |
|--|--|
| <input type="checkbox"/> Advocacy/education | <input type="checkbox"/> Health care provider |
| <input type="checkbox"/> Affordable housing provider | <input type="checkbox"/> Homeless shelter |
| <input type="checkbox"/> Citizen | <input type="checkbox"/> Legal assistance |
| <input type="checkbox"/> Day care (adult and child) | <input type="checkbox"/> Local government |
| <input type="checkbox"/> Economic or community development | <input type="checkbox"/> Property manager |
| <input type="checkbox"/> Employment/training provider | <input type="checkbox"/> Senior center |
| <input type="checkbox"/> Financial institution/lender | <input type="checkbox"/> Senior housing provider |
| <input type="checkbox"/> Group home | <input type="checkbox"/> Social service provider |
| | <input type="checkbox"/> Other _____ |

2. What is your organization's service area?

- ☐ 1. City (_____) ☐ 2. County (_____) ☐ 3. Regional ☐ 4. National
please specify please specify

Housing

Inventory/Quality

For statements 3 through 8, please indicate whether you: **1**...Strongly Agree; **2**...Agree; **3**...Neither Agree nor Disagree; **4**...Disagree; or **5**...Strongly Disagree.

3. "There is enough housing in this community to meet the demand."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

4. "The housing stock in this community is in good condition."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

5. "My community needs to focus on adding housing through new construction."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

6. "My community needs to focus on improving housing through rehabilitation of existing structures."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

7. "Homeowners in this community can generally afford to make minor housing repairs."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
8. "Renters in this community can get landlords to make needed repairs."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
9. On a scale of 1-5, how would you rate the quality of single family housing stock in this community (with 1 being Very Good and 5 being Very Poor)?
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
10. On a scale of 1-5, how would you rate the quality of multifamily housing stock in this community (with 1 being Very Good and 5 being Very Poor)?
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Affordability

For statements 11 and 12, please indicate whether you: **1**...Strongly Agree; **2**...Agree; **3**...Neither Agree nor Disagree; **4**...Disagree; or **5**...Strongly Disagree.

11. "There is enough affordable single family housing in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
12. "There is enough affordable rental housing in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
13. In your opinion, which of the following housing types are needed most in your area?

	<u>Purchase price</u>	<u>Rent</u>
<input type="checkbox"/> Multifamily apts.		\$ _____
<input type="checkbox"/> Single family housing	\$ _____	\$ _____
<input type="checkbox"/> Transitional housing		\$ _____
<input type="checkbox"/> Emergency shelters		
<input type="checkbox"/> Subsidized housing	\$ _____	\$ _____
<input type="checkbox"/> Other (please specify)	\$ _____	\$ _____

14. What is the greatest impediment to owning a home in your community?
- | | |
|--|---|
| <input type="checkbox"/> Coming up with a down payment | <input type="checkbox"/> Affordability/cost too high |
| <input type="checkbox"/> Location of affordable housing | <input type="checkbox"/> Inability to get financing or finance costs too high |
| <input type="checkbox"/> Condition of affordable housing | <input type="checkbox"/> Lack of income stability, cyclical income |
| <input type="checkbox"/> Poor or inadequate credit history | |

Special Needs Housing

For statements 15 through 21, please indicate whether you:

1...Strongly Agree; **2**...Agree; **3**...Neither Agree nor Disagree; **4**...Disagree; or **5**...Strongly Disagree.

15. "The housing and related needs of people who are homeless are adequately served in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

16. "The housing and related needs of people with physical disabilities are adequately served in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
17. "The housing and related needs of people with developmental disabilities are adequately served in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
18. "The housing and related needs of people with severe and persistent mental illnesses are adequately served in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
19. "The housing and related needs of the elderly are adequately served in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
20. "The housing and related needs of people with HIV/AIDS are adequately served in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
21. "The housing and related needs of seasonal farm workers are adequately served in this community."
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
22. For the special needs groups listed in the questions above, how can the housing and related needs be better met? Please be specific.

Lead Based Paint Hazards

23. Are there adequate funds to address lead based paint hazards in housing?
- ☐ Yes ☐ No
24. Is there a need for funds to address lead based paint in housing with poisoned children?
- ☐ Yes ☐ No
25. Is there a need for a partnership between housing and health care providers to address lead based paint hazards and identify properties with hazards?
- ☐ Yes ☐ No
26. On a scale of 1 to 5 (with 1 being the least and 5 being the most) how much does lead abatement procedures increase the cost of providing affordable housing?
- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Fair Housing

27. Is discrimination in housing a problem in this community based on (check those that apply):
- | | |
|--|---|
| <input type="checkbox"/> Race/ethnicity | <input type="checkbox"/> Family size or type |
| <input type="checkbox"/> Sex | <input type="checkbox"/> Religion |
| <input type="checkbox"/> National origin | <input type="checkbox"/> Disability (e.g., physical, mental and HIV/AIDS) |
| <input type="checkbox"/> Other (please identify) _____ | |

28. Are the following barriers to housing choice in your community? Check those that apply.

- | | |
|--|---|
| <input type="checkbox"/> Cost of housing | <input type="checkbox"/> Age-restricted housing
(e.g., elderly only) |
| <input type="checkbox"/> Distance to employment | <input type="checkbox"/> Lack of knowledge about
fair housing rights among residents |
| <input type="checkbox"/> Lack of accessibility requirements
for physically disabled | <input type="checkbox"/> Lack of knowledge of fair housing
regulations among landlords |
| <input type="checkbox"/> Housing discrimination | |
| <input type="checkbox"/> Public transportation | |

29. Are there zoning or land use laws in your community that create barriers to fair housing choice or encourage housing segregation?

- ☐ Yes ☐ No

If yes, what types of laws?

30. Are the following lending activities a problem in your community?

- | | |
|--|---|
| <input type="checkbox"/> Lenders charging excessively high
rates for mortgages, refinancing and
mobile home loans | <input type="checkbox"/> Lenders linking unnecessary products
(e.g., credit life insurance) to loans |
| <input type="checkbox"/> Lenders repeatedly inducing borrowers
to refinance loans and charging high
transaction fees | <input type="checkbox"/> Lenders charging prepayment penalties |
| | <input type="checkbox"/> Lenders selling sub-prime products
to prime borrowers |

For statements 31 through 38, please indicate whether you: **1**...Strongly Agree; **2**...Agree; **3**...Neither Agree nor Disagree; **4**...Disagree; or **5**...Strongly Disagree.

31. "Minorities can obtain desirable housing in any area of my community."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

32. "Large families can obtain desirable housing in any area of my community."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

33. "The elderly can obtain desirable housing in any area of my community."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

34. "Persons with disabilities can obtain desirable housing in any area of my community."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

35. "The people in my community are able to access mortgages and refinance their homes at competitive interest rates."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

36. "The people in my community know that discrimination is prohibited in the sale and rental of housing, mortgage lending and advertising."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

37. "The people in my community know whom to contact when facing housing discrimination."

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

38. "The housing enforcement agency in my community has sufficient resources to handle the amount of discrimination that may occur."

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

Fair Housing Policy

39. Do you have the following in this community?

Fair Housing Resolution/Ordinance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Affirmative Action Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Equal Opportunity Ordinance	<input type="checkbox"/> Yes	<input type="checkbox"/> No

40. Has the Resolution/Ordinance been approved by the State?

☐ Yes ☐ No

41. Has the community joined forces with any other group agency or organization to promote fair housing?

☐ Yes ☐ No

42. Does this community have or have access to a Civil Rights Commission/Office?

☐ Yes ☐ No

43. Have there been housing complaints filed against your organization in the past five years?

☐ Yes ☐ No

If yes, how many? Please describe the nature of the complaint(s).

Most Important Housing Issues

44. In your opinion, what are the three most important housing issues in your service area or community?

Housing Issues

1.

2.

3.

45. If you could change elements of existing housing policy, or a single housing program, what would you change, and why? Please be specific.

46. To your knowledge, which groups of people in this community have the greatest unmet housing needs, and why? (Groups can be categorized by age, income, ethnicity, geography, disability status, etc.)
47. Are there housing policies or programs in other communities that could benefit this community? Please provide examples.

Community Development

48. Rank the following community development needs in order of how much they are needed in your community (with 1 being the least needed and 5 being the most needed).

	1	2	3	4	5
Water and sewer systems improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child and adult care facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities and shelter for special needs populations (e.g., persons with disabilities, persons who are homeless)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downtown business environment revitalization	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency services (e.g., fire stations and equipment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

49. Rank the following *barriers* to community and economic development in order of magnitude in your community (with 1 being a small barrier and 5 being a large barrier).

	1	2	3	4	5
Job growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jobs that pay livable wages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Educated work force	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor quality public infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of quality commercial and retail space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of available funds to make improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of mixed income housing developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of accessible housing for individuals or families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of investment/deteriorating conditions downtown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

50. To your knowledge, has the number of jobs in this community increased or decreased over the past 5 years?

☐ Increased ☐ Decreased ☐ Do not know

51. Has the perception of this community gotten better or worse over the last 5 years? Why?

52. In your opinion, what are the three most important non-housing community development needs in your service area or community (e.g., specific infrastructure improvements, facilities for special populations, revitalization of the central business district or targeted neighborhoods)?

Community Development Needs

Housing and Community Development Programs

53. Are you aware of the following programs administered by the Indiana Department of Commerce (IDOC) and the Indiana Housing Finance Authority (IHFA)?

Community Focus Fund	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Housing from Shelters to Homeownership	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Foundations	<input type="checkbox"/> Yes	<input type="checkbox"/> No
CHDO Works	<input type="checkbox"/> Yes	<input type="checkbox"/> No

54. Has this community applied for and/or utilized the following funding sources for local projects?

Community Focus Fund	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Do not know
Housing from Shelters to Homeownership	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Do not know
Foundations	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Do not know
CHDO Works	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Do not know

55. If yes, how has this community utilized program funding?

Program: _____ How used: _____

Program: _____ How used: _____

Program: _____ How used: _____

56. Do you have any suggestions on how IDOC and IHFA can improve these programs? Please explain.

Program: _____ Suggestions for improvement: _____

57. Have you heard of the Housing Opportunities for People with AIDS (HOPWA) program?

☐ Yes ☐ No

58. Do you know how to access HOPWA funding (e.g., agency to contact, process of applying for funding, etc.)?

☐ Yes ☐ No

59. What is most needed in your community to meet the needs of persons with HIV/AIDS? (Check all that apply.)

- | | |
|---|--|
| <input type="checkbox"/> Housing information | <input type="checkbox"/> Rental housing |
| <input type="checkbox"/> Single family housing | <input type="checkbox"/> Assistance with utilities |
| <input type="checkbox"/> Assistance with rental/mortgage payments | <input type="checkbox"/> Supportive services |
| <input type="checkbox"/> Operating subsidies for HIV/AIDS housing | <input type="checkbox"/> Other _____ |

60. Do you have suggestions for how IHFA can better implement the HOPWA program?

61. Have you heard of the Emergency Shelter Grant (ESG) program?

- ☐ Yes ☐ No

62. Do you know how to access ESG funding (e.g., agency to contact, process of applying for funding, etc.)?

- ☐ Yes ☐ No

63. What is most needed in your community to meet the needs of persons who are homeless?

- | | |
|---|---|
| <input type="checkbox"/> Housing information | <input type="checkbox"/> Emergency shelters |
| <input type="checkbox"/> Transitional housing | <input type="checkbox"/> Supportive services |
| <input type="checkbox"/> Operating subsidies for shelters | <input type="checkbox"/> Homeless prevention activities |
| | <input type="checkbox"/> Other _____ |

64. Do you have suggestions for how the state can better implement the ESG program?

Suggestions for improvement:

Thank You For Your Assistance.